

SECOND REGULAR SESSION  
HOUSE COMMITTEE SUBSTITUTE FOR  
**SENATE BILL NO. 1010**  
**94TH GENERAL ASSEMBLY**

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Reported from the Committee on Corrections and Public Institutions April 10, 2008 with recommendation that House Committee Substitute for Senate Bill No. 1010 Do Pass. Referred to the Committee on Rules pursuant to Rule 25(21)(f).

D. ADAM CRUMBLISS, Chief Clerk

4625L.04C

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**AN ACT**

To authorize the conveyance of property owned by the state in Jasper County and in Camden County.

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*Be it enacted by the General Assembly of the state of Missouri, as follows:*

**Section 1. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in real property known as the Joplin Regional Center, located in Jasper County, Joplin Missouri. The property to be conveyed is more particularly described as follows:**

**A tract of land lying in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 31, Township 28, Range 32, Jasper County, Missouri, and described by the following metes and bounds: beginning at the Southwest corner of the above described Southwest Quarter (1/4) of the Southeast (1/4) of Section 31; thence North along the West line thereof 670.0 Feet; thence East with an angle of 90 degrees with the said West line 450.0 Feet to a point; thence South parallel to said West line 140.0 Feet; thence South 56 degrees East for a distance of 415.0 Feet to a point; thence South 290.0 Feet to the South line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence West along said South line 800.0 Feet to point of beginning, containing ten and two-tenths (10.2) acres, more or less, except a strip of land fifty feet wide East and West off of the West side thereof, the same being reserved for road purposes.**

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

20           **2. The conveyance of the property described in this section shall not occur until the**  
21 **Joplin Regional Center is relocated from the property described in this section to different**  
22 **property.**

23           **3. The commissioner of administration shall set the terms and conditions for the**  
24 **conveyance as the commissioner deems reasonable. Such terms and conditions may**  
25 **include, but are not limited to, the time, place, and terms of the conveyance.**

26           **4. The attorney general shall approve the form of the instrument of conveyance.**

Section 2. 1. The governor is hereby authorized and empowered to sell, transfer,  
2 grant, and convey all interest in fee simple absolute in property owned by the state in  
3 Camden County to Noel C. Calkin. The property to be conveyed is more particularly  
4 described as follows:

5  
6           A part of lands described by the Quit Claim Deed filed at Book 85, Page 195  
7 in the Office of the Recorder of Deeds for Camden County, Missouri lying  
8 above the 662 ft. contour elevation of the Lake of the Ozarks in the South  
9 one half of Lot 2 of the northwest quarter of Section 19, Township 39 North,  
10 Range 15 West, Camden County, Missouri and more particularly described  
11 as follows:

12  
13           Commencing at the southwest corner of the North one half of Lot 2 of the  
14 northwest quarter of said Section 19; thence along the North line of the  
15 South one half of Lot 2 of the northwest quarter of said Section 19, S 88° 57'  
16 08" E - 931.4 ft., (Call by Deed filed at Book 89, Page 60 = East - 931.4 ft.),  
17 to its intersection with the 662 ft. contour elevation of the Lake of the  
18 Ozarks at the southwest corner of lands described by the General Warranty  
19 Deed filed at Book 89, Page 60 in the Camden County, Missouri Deed  
20 records and the POINT OF BEGINNING for the herein described tract of  
21 land; thence continue along the North line of the South one half of Lot 2 of  
22 the northwest quarter of said Section 19 and the South line of said tract of  
23 land described by Deed filed at Book 89, Page 60, S 88° 57' 08" E - 298.98 ft.  
24 to a point on the 662 ft. contour elevation of the Lake of the Ozarks; thence  
25 along said 662 ft. contour elevation of the Lake of the Ozarks on a traverse  
26 closure line approximating the meanders of said 662 ft. contour elevation of  
27 the Lake of the Ozarks on the following courses:

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29           S 47° 14' 28" W - 32.85 ft., S 62° 46' 15" W - 54.6 ft., S 67° 09' 35" W - 67.89 ft., S  
30 81° 46' 22" W - 55.76 ft., N 63° 34' 01" W - 41.21 ft., N 53° 48' 29" W - 48.77 ft., N  
31 44° 06' 59" W - 35.58 ft. and N 27° 29' 28" W - 16.23 ft. to the point of beginning.

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33           Containing in area 0.367 acres.  
34

Subject to all rights of way, easements, restrictions, reservations and conditions of record and to all utilities as the same may now be located.

Description as per Survey No. 2007-12-4120, GARY B. GEORGE SURVEYORS, INC., Lake Ozark, Mo.

2. The commissioner of administration shall set the terms and conditions for the conveyance as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, three appraisals at, the time, place, and terms of the conveyance. Consideration for the conveyance shall be the average of these appraisals.

3. The attorney general shall approve the form of the instrument of conveyance.

Section 3. 1. The governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in fee simple absolute in property owned by the state in Camden County to Noel C. Calkin. The property to be conveyed is more particularly described as follows:

A part of lands described by the Quit Claim Deed filed at Book 85, Page 195 in the Office of the Recorder of Deeds for Camden County, Missouri in the North one half of Lot 2 of the northwest quarter of Section 19, Township 39 North, Range 15 West, Camden County, Missouri and more particularly described as follows:

Commencing at the southwest corner of the North one half of Lot 2 of the northwest quarter of said Section 19; thence along the North line of the South one half of Lot 2 of the northwest quarter of said Section 19, S 88° 57' 08" E - 931.4 ft., (Call by Deed filed at Book 89, Page 60 = East - 931.4 ft.), to its intersection with the 662 ft. contour elevation of the Lake of the Ozarks at the southwest corner of lands described by the General Warranty Deed filed at Book 89, Page 60 in the Camden County, Missouri Deed Records; thence departing said North line of the South one half of Lot 2 of the northwest quarter of said Section 19 and said southwest corner of lands described by the General Warranty Deed filed at Book 89, Page 60 in the Camden County, Missouri Deed records at the 662 ft. contour elevation of the Lake of the Ozarks along and with the West boundary line of said lands described by the General Warranty Deed filed at Book 89, Page 60, N 01° 02' 55" E - 525.43 ft., (Call by Deed filed at Book 89, Page 60 = North - 508.1 ft.), to an iron pin set on the South right of way line of a 30 ft. wide private roadway, (Deed Call = South side of the present roadway across said premises), which monuments the northwest corner of said lands described by the General Warranty Deed filed at Book 89, Page 60 and the POINT OF BEGINNING for the herein described tract of land; thence continue along the northerly prolongation of the West boundary line of said lands described by the General Warranty Deed filed at Book 89, Page 60, N 01° 02' 55" E - 156.77 ft. to an iron pin set to monument its intersection with the South right of way line of Whispering Oaks Road, A.K.A. Lake Road 134-2, (50 ft. wide County Road); thence along and with the South right of way line of Whispering Oaks Road, (50 ft.

wide County Road), on the following courses: N 67° 55' 02" E - 307.51 ft., N 73° 00' 17" E - 74.6 ft., N 76° 14' 29" E - 112.27 ft., N 80° 30' 32" E - 75.28 ft. and N 85° 06' 13" E - 147.56 ft. to an iron pin monumenting its intersection with the East line of the North one half of Lot 2 of the northwest quarter of Section 19; thence departing the South right of way line of Whispering Oaks Road, (50 ft. wide County Road), along and with the East line of the North one half of Lot 2 of the northwest quarter of said Section 19, S 01° 02' 55" W - 253.27 ft. to the northeast corner of the said lands described by the General Warranty Deed filed at Book 89, Page 60 in the Camden County, Missouri Deed Records on the South right of way line of a 30 ft. wide private roadway, (Deed Call = South side of the present roadway); thence departing the East line of the North one half of Lot 2 of the northwest quarter of said Section 19 along and with the South right of way line of the 30 ft. wide private roadway, (South side of the present roadway) and the North Boundary of the lands described by the General Warranty Deed filed at Book 89, Page 60 on the following monumented courses: N 74° 13' 52" W - 253.87 ft., S 63° 59' 40" W - 404.41 ft. and N 78° 29' 19" W - 78.64 ft. to the point of beginning.

Containing in area 3.015 acres.

Subject to all rights of way, easements, restrictions, reservations and conditions of record and to all utilities as the same may now be located.

Description as per Survey No. 2007-12-4120, GARY B. GEORGE SURVEYORS, INC., Lake Ozark, Mo.

2. The commissioner of administration shall set the terms and conditions for the conveyance as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, three appraisals at, the time, place, and terms of the conveyance. Consideration for the conveyance shall be the average of the three appraisals.
3. The attorney general shall approve the form of the instrument of conveyance.

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